

FOR SALE

LM ONE.

MAY LET

PROMINENT ROADSIDE FORMER
WORKING MENS CLUB WITH
REDEVELOPMENT POTENTIAL



WETHERBY WMC, SANDBECK WAY, WETHERBY, LS22 7DN

Price – On Application

Size – 7,300 sq ft GIA

- Prominent roadside location fronting Sandbeck Way
- Overall site extending to circa 0.5 acres
- Former WMC on a substantial sized site
- Existing building suitable for various uses or redevelopment opportunity

RENTAL & SALE CONSIDERATIONS

- To Let or for Sale (Freehold)
- Price and rent on application
- Extending to 7,300 sq ft on a GIA basis.
- Whole site extends to 0.5 acres (off plan)
- Situated in a prominent position on a busy thoroughfare
- Former WMC set over ground and first floor.
- Existing building is suitable for various uses subject to necessary planning consents
- Whole site offers a redevelopment opportunity subject to planning
- Site currently benefits from a planning consent to demolish the existing building and construct two modern industrial units totalling 7,850 sq ft GIA (details available on request)



LOCATION

Wetherby is an affluent North Yorkshire town located south east of Harrogate and North East of Leeds. The town lies immediately to the west of the A1(M) and accessed by junction 45 to the south or 46 to the north east.

The property is situated on Sandbeck Way which is a busy thoroughfare in a predominantly commercial area.

DESCRIPTION

The property is laid out over 2 storeys and is of brick construction set under a pitched tiled roof. To the front is a part paved, part landscaped outdoor seating area. To the side and rear is a tarmac surfaced car parking area.

The ground floor extends to 6,562 sq ft and the first floor to 718 sq ft.

Internally the property is laid out for use as a drinking establishment being predominantly large open plan spaces, decorated with a bar area, bathroom facilities, food preparation and a cool room for alcohol storage.





PRICE

Price and rental on application

BUSINESS RATES

The property Rateable Value is TBC Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

March 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website – www.lm1.agency